

028.A

0002

0037.0

Map

Block

Lot

1 of 1  
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

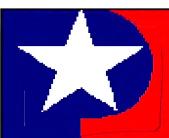
903,600 / 903,600

USE VALUE:

903,600 / 903,600

ASSESSED:

903,600 / 903,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 37 |        | GRAFTON ST, ARLINGTON |

**OWNERSHIP**

|           |                         |         |    |
|-----------|-------------------------|---------|----|
| Owner 1:  | GORNSHTEYN YULY & ELENA | Unit #: | 37 |
| Owner 2:  |                         |         |    |
| Owner 3:  |                         |         |    |
| Street 1: | 37 GRAFTON ST UNIT 37   |         |    |
| Street 2: |                         |         |    |

Twn/City: ARLINGTON

|               |        |            |
|---------------|--------|------------|
| St/Prov: MA   | Cntry: | Own Occ: Y |
| Postal: 02474 |        | Type:      |

**PREVIOUS OWNER**

|               |                           |
|---------------|---------------------------|
| Owner 1:      | CALLAGHAN THOMAS P JR & - |
| Owner 2:      | CALLAGHAN JOYCE N -       |
| Street 1:     | 37 GRAFTON ST UNIT 37     |
| Twn/City:     | ARLINGTON                 |
| St/Prov: MA   | Cntry:                    |
| Postal: 02474 |                           |

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 2230 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 7917  |             |           |        |   |        |   |        |   | G9              |           |   |           |        |      |           |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102      | 0.000     | 903,600        |            |            | 903,600     |                   | 290261    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 05/17/18  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             | Parcel ID     | 028.A-0002-0037.0 | USER DEFINED |         |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|--------------|---------|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes             | Date         |         |
| 2022                | 102 | FV  | 903,600    | 0         | .         | .          | 903,600     |               | Year end          | 12/23/2021   | !15517! |
| 2021                | 102 | FV  | 878,200    | 0         | .         | .          | 878,200     |               | Year End Roll     | 12/10/2020   |         |
| 2020                | 102 | FV  | 912,500    | 0         | .         | .          | 912,500     | 912,500       | Year End Roll     | 12/18/2019   |         |
| 2019                | 102 | FV  | 801,000    | 0         | .         | .          | 801,000     | 801,000       | Year End Roll     | 1/3/2019     |         |
| 2018                | 102 | FV  | 710,800    | 0         | .         | .          | 710,800     | 710,800       | Year End Roll     | 12/20/2017   |         |
| 2017                | 102 | FV  | 649,900    | 0         | .         | .          | 649,900     | 649,900       | Year End Roll     | 1/3/2017     |         |
| 2016                | 102 | FV  | 649,900    | 0         | .         | .          | 649,900     | 649,900       | Year End          | 1/4/2016     |         |
| 2015                | 102 | FV  | 592,300    | 0         | .         | .          | 592,300     | 592,300       | Year End Roll     | 12/11/2014   |         |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes | PAT ACCT. |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|-----------|
| CALLAGHAN THOMA | 72963-174 | 1    | 7/22/2019 |           | 900,000    | No | No  |       |       | 15517!    |
| ALOUETTE REALTY | 49049-154 |      | 2/28/2007 |           | 590,000    | No | No  |       |       |           |

**BUILDING PERMITS**

| Date      | Number | Descrip      | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By  | Name        |
|-----------|--------|--------------|--------|-----|------------|----------|------------|---------|------|--------|-----|-------------|
| 10/7/2019 |        | SQ Returned  |        |     |            |          |            |         |      |        | JO  | Jenny O     |
| 5/17/2018 |        | Measured     |        |     |            |          |            |         |      |        | DGM | D Mann      |
| 12/4/2008 |        | MLS          |        |     |            |          |            |         |      |        | MM  | Mary M      |
| 1/30/2008 |        | External Ins |        |     |            |          |            |         |      |        | BR  | B Rossignol |

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

